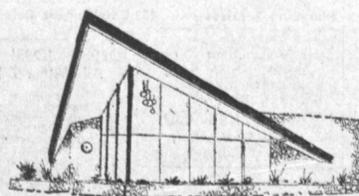


Homes for Sale 86 Homes for Sale 86



RALPH CAMERON BROKER

FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

Member of the Following Boards:

- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
- L. A. Board of Realtors—Southwest Branch

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered - Anywhere.

BARGAIN PRICED

3-bedroom bargain. Only 8 years old. Needs some soap and water and a little paint. Submit for G. I. or \$750 down, FHA deals. Only \$13,250 full price. No. 43.

STOP THE WORLD

You'll want to get off to see this beautiful big 4-bedroom home. Has a built-in range and oven, fully carpeted, forced air heating and only 1 1/2 years young. May be purchased with easy FHA or conventional financing. Hurry on this one. Only \$23,900 full price. No. 11.

WE'RE EXCITED

and you will be, too, when you see the value this 2-bedroom home has to offer. It has a big oversized garage, a big lot, zoned R-2, and the home itself is squeaky clean. Call today for appointment to see. Only \$12,950 full price. No. 42.

JUST LISTED

Big 3-bedroom home in the shadows of Del Amo Center. Has big, wide, deep lot with lots of room in back for a boat or trailer. Good home for a growing family and you submit your down payment. No. A-1.

BRAND NEW HOMES

Brand new 3-bedroom, 1 1/2 bath homes in an up and coming area. Some are modern, some provincial. All have built-ins, carpeting, forced air heating and low, low down payments. Full price only \$21,950. No. 12.

Your Home Can Be Advertised in This Space in the Next Issue!

INVESTMENT CORNER

Do you want to retire on \$2830 per month? If you have \$29,000 in cash or equity we can show you the way to own these 29 deluxe apartments located in choice rental area on Crenshaw Blvd. No. 53.

Calling All Traders: Have 10 units—Motel and living quarters in Brady, Texas, for \$24,500. Will trade for property in Southern California. We sell everywhere. No. 58.

Value Plus: M-1 lot, 132' wide on Western Ave. and 280' deep with a darling 2 bedroom house at extreme rear of property. You cannot challenge the price for \$48,000. Sellers will carry the loan at 6 1/2% interest. Sound interesting? No. 65.

5 Units: One unit is an owner's deluxe 3 bedroom, 1 3/4 bath with built-ins plus 4 1 bedroom apartments and 5 garages. This is a brand new building, all quality constructed for only \$47,500. No. 54.

HOME HINTS "ENCUMBRANCES"

Generally speaking, an encumbrance is anything which affects the title of real property, whether it is important or relatively unimportant; the encumbrances most familiar to the average home-owner are mortgages, trust deeds, taxes and liens.

Another type of encumbrance is an easement (or servitude) which gives the right to use another's land for a particular purpose. For example, a lot owner may give a gas company an easement to run a pipeline across the rear of the lot.

Restrictions are encumbrances imposed upon the use of land by governmental regulation (zoning, etc.), by private contract (deeds) or by both. Deed restrictions cover such things as set-back, type of dwelling, keeping animals, etc. They are either intended to create a certain type of neighborhood, or to satisfy the desire of the grantor, providing they are exercised in a manner not forbidden by law.

Restrictions against sale of property to anyone because of race, color or religion have been ruled unconstitutional by the courts. While these restrictions may still be imposed, they are unenforceable in any court action.

Another restriction, since changed, forbids certain foreign persons (mainly Asiatic) from owning real estate on the grounds they were not eligible for citizenship. The Supreme Court has ruled this law unconstitutional and eligibility for citizenship is no longer a requirement for owning real estate.



WALT BODEN SALESMAN



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN



CY WEBBER SALESMAN



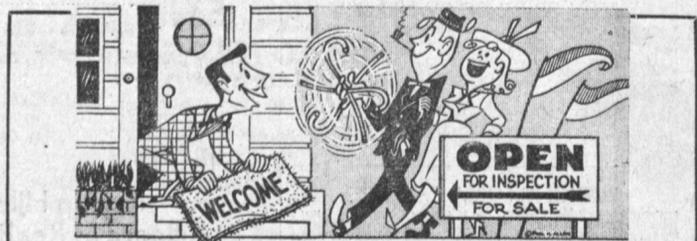
BOB MORRIS SALESMAN



RUSS AMADO BROKER



LESLIE MAAHS SALESMAN



WE WELCOME YOUR VISIT TO OUR OPEN HOUSE

OPEN HOUSE 1 TO 5:30

SOUTHWOOD: 4 bedrooms, 1 1/2 baths, with built-in oven and range. Only 18 months old. Owner being transferred. See Ben Clark at 5320 Spencer St. No. 101.

JUST LISTED: This outstanding 3-bedroom, 1 1/2 bath home with park-like yard. See at 15717 Saylor. Located close to everything. Jim Jones on duty. No. 37.

VACANT, MOVE IN TODAY: 4 bedrooms & convertible den, fireplace and 2 baths, at 1544 W. 152nd St., Gardena. Ed Phelps at property to assist you. No. 15.

HOME AND INCOME: Deluxe 3-bedroom owner's apt. & three 2-bedroom apartments. Cliff Spencer invites your inspection at 14618 S. Gramercy Place, Gardena. No. 57.

EXCLUSIVE AREA: And home at 1953 W. 185th St., Torrance. It's a Steinkamp with 3 bedrooms and den. Bill Patton will greet you. No. 26.

GUARANTEED SALE on this one; we think

its value is hard to duplicate. 15819 Arcurus, Gardena, just east of El Camino College. Joe Babick on duty. No. 8.

MERIT RESALE: 4 bedrooms with all the extras. Priced to sell at 16921 Merit Ave., Gardena. Hoyette Sanderlin on duty. No. 38.

EXTRA LARGE MERIT: 4 bedrooms, family room and den with 2 1/2 baths. See with Russ Amado at 1050 W. Cassidy, Gardena. No. 19.

ALL THE LITTLE THINGS are found in this 3-bedroom home. Excellent neighborhood and a need to sell makes this a good buy at 22618 Leyte Drive, Torrance. Bob Morris on duty. No. A-1.

SPACIOUS AND NEAR NEW: With 4 bedrooms. Air Force family being transferred. Trade in your present small home. Ben Nowatka awaits your arrival at 22109 Rashdall Ave., Torrance. No. 11.

\$21,500 WILL BUY this 2-story, 4-bedroom home on corner to alley. See with Les Maahs at 3757 W. 182nd St., Torrance. No. 45.

4126 Sepulveda Blvd.

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

- \$750 DOWN Newly painted. 3 bedrooms. Only \$70.98 monthly.
- G.I. — NO DOWN Cazy 3-bedroom, hardwood floors, beautifully fenced yard, covered patio, 50'x140' R-3 lot. In Natividad Parish.
- VACANT 2 Bedrooms, w/w carpeting, large yard, close to Freeway and new hospital. Priced at \$12,250.
- CORNER LOT Fully fenced and well-landscaped, patio, double garage, fresh paint. Large 3 bedrooms, 1 1/2 baths, forced air heat, w/w carpeting and drapes. Beautiful North Torrance area. Only \$2100 down.
- TRY \$1000 DOWN Well-kept 3 bedrooms, hardwood floors, block fence, double detached garage. If you have a low down payment, call us on this one.
- MOTHER'S DREAM Gorgeous open beams and paneling in this 3-bedroom, 1 1/2 bath home completely carpeted and draped. Floor-ceiling fireplace, large walled back yard for privacy and the children's safety. Close to two shopping centers. Relax to the soothing sound of the waterfall after a busy day. All this can be Mother's for only \$2500 down. Open for inspection anytime you call.
- SPACIOUS 4-BEDROOMS (2) Plus family room, 1 1/2 baths, built-ins, hardwood floors, luxuriously carpeted and draped. Forced-air heat, lovely landscaping and yards. Priced at \$27,600 and \$31,000. Call us on the financing.
- UNITS 1. Triplex. Owner's apartment has 3 bedrooms, 1 1/2 baths, brand new. Only \$4500 down. Or what do you have to trade? 2. Lomita—Shasta 3 on a lot. New paint, fenced yard, large paved area. Only \$26,500. 3. Lawndale—6 units on 3 lots. Income \$920 month.

Lippard Realty

1632 Torrance Blvd. FA 0-3353

SPECIAL
Cope Cod Cottage
\$595 Down

G.I. Resale—4 3/4%
One of the loveliest 2 bedrooms in the neighborhood. It features attached garage, hardwood floors, large bedrooms, freshly sanded pine paneling in dining room and large yard 60'x140'. Curbs and sidewalks in and out. A taste of NEW ENGLAND for the discerning buyer.

FA 0-2770

NO DOWN TO GO

3 Bedrooms, 2 Baths
\$16,200
Payment \$89.47 Mo.
DRIVE BY

22033 Gulf, Torrance
(Do not Disturb Occupants)
1 BLOCK EAST OF MAIN ST.,
HALF BLOCK SOUTH OF 220TH

PASCH REAL ESTATE OS 5-0367

HOME LINE
Just Saw the Perfect House for You—Right Here on These Pages!

★OPEN SUNDAY
3-BEDROOM, 2-BATH
DELUXE, FIREPLACE,
BUILT-INS
\$2450 DOWN
DRIVE BY

18115 Gramercy Pl.
Just North of 182nd
(\$40,000 Homes)

Large stucco, 3 1/2 years, carpets and drapes included, forced air thermal heat, insulated, acoustic ceiling, water softener, covered patio, double detached garage. Full Price Only \$22,950 Lot 50' x 155', fenced, \$2450 down to 6 1/2% loan. No second. Best buy in area. Drive by—Do not disturb occupant. Call PASCH REAL ESTATE OS 5-0367

★\$200 DOWN
Buys Any of These DRIVE BY AND SEE

2300 Pullman Lane Redondo
Lovely corner 2-bedroom home. King-size lot. Big detached 2-car garage. A steal at this down payment. Only \$111 month.

14502 Condon Lawndale
2-bedroom stucco, corner. Clean in and out. Only \$88 month.

OS 5-1134 OR 8-5680
or come to our office at

1333 S. Hawthorne Blvd. (Between 140th and 141st)

! Exchange Specialist!



SELL!
Walteria section of Torrance. Older 3-bedroom, large kitchen, \$12,500. \$1000 down.

SELL!
3 on a lot in Lomita. One 3-bedroom, 2 baths, plus two 2-bedrooms, \$26,500.

SELL OR EXCHANGE!
New stucco duplex across from Walteria School. 3-bedroom and 2-bedroom. All modern conveniences. \$26,500.

SELL!
Grandview Palos Verdes. 2-bedroom and den, 2 baths, patio, swimming pool. \$32,750.

SELL!
Across from South High. 3-bedroom, 1 1/2 baths, below market value. As little as \$1000 down. \$18,750. Please, principals only!

SELL OR EXCHANGE!
New 4-units. Two 2-bedrooms, two 1-bedrooms. Can be bought separately. \$29,500 each. Walteria section.

SELL!
Corner gasoline station plus two rentals. All equipment goes! Land alone worth price. Call on this one.

SELL OR EXCHANGE!
Twelve 2-bedroom apartments with swimming pool. Location: across from new "soon-to-be-erected" shopping center in Torrance. Near City Park. Price, \$112,000. Future—rentals can be raised 25% in two years. Actual present income, \$13,920 year.

ELECTRONICS OPEN NEW HORIZONS IN REAL ESTATE! EXCLUSIVE IN OUR OFFICE FOR LARGER-TYPE PROPERTIES—TRANS-TERRA-ELECTRONIC LISTING SERVICE. OPEN HOUSE SOON!

James Cicchini

("Chic" - énie)

REALTOR

1407 S. CRENSHAW BLVD., TORRANCE

FA 8-9368

2 FOR THE MONEY

1 bedroom and guest room, 50' x 150' lot. 1 bedroom stucco has separate dining room, tile kitchen, bath, fireplace. Guest room is 12'x14' with 1/2 bath. Ideal for teenager or visitors. Must sell this weekend!

\$12,950
10% Down

TOWNE & COUNTRIE
23518 Narbonne Ave.
DA 6-2476

\$500 DOWN
2 Bedrooms & Rumpus
Huge Fireplace

A terrific location just one block north of Pacific Coast Hwy. and just east of Western Ave. It features detached garage, large workshop, hardwood floors, thermo-controlled heat and large kitchen area. Custom-built fireplace that you must see to appreciate. Better hurry! Call now for appointment to see.

FA 0-2770

3 BEDROOMS AND 2 BATHS O.U.I. resale 4 1/2%. \$1400 down. Double garage, hardwood floors, spacious wardrobe closets. Call FR 8-3561.

730 W. 214th St. FA 8-7749
(3 blocks to Harbor Freeway & Markets, 10 minutes to 6 beaches)

South Torrance

3 Bedroom, Fireplace
W/W carpets, double garage, nice fenced yard. Newly painted. Near schools.

\$17,900

McNary

FR 8-4205

70' Hawthorne Blvd.
Frontage
\$35,000 FULL PRICE

Has 2-bedroom house in good condition. Private parking area. Zoned C-1. Drive by 18312 Hawthorne Blvd. Submit on down.

18534 Hawthorne Blvd.
FR 0-3561

Inc. Property For Sale 94

2 New CUSTOM HOMES ON LOT IN TORRANCE

Excellent terms. All-wool wall-to-wall carpeting, built-ins, unit heat, many other custom features. Will sell both or separate. Builder is anxious. Submit on cash or trade.

FA 8-9091 or DA 5-2168

Real Estate Wanted 114
CASH FOR YOUR PROPERTY. BUY, SELL OR TRADE. CALL US BEFORE YOU SELL. DEPENDABLE REALTY FR 3-3237

✓Cash for Your Home

WANTED
2 and 3-bedroom homes. Free appraisal. Highest prices paid. Call Mr. Pasch.

OS 5-0367

Will pay highest cash price for your 2 or 3 bedroom home. Any condition or area. 24 hour service. Warren OS 9-3638

Houses for Rent (Unfurnished) 116
880-2 BDRM. MODERN. Painted, garage, yard, stairs. DA 6-3862. 166 299th St., Harbor City.

Houses for (Furnished) 117

1 BR. DUPLEX
\$80, Clean, Modern

• WATER PAID
• DISPOSAL
• AUTOMATIC WASHER
• SMALL CHILD
FA 8-0373 FA 8-8154

Apartment for Rent (Unfurnished) 119

Live Better Electrically!

20359 ANZA AVE. TORRANCE

BRAND NEW
Singles\$85
1-Bed.\$110

• Heated Swimming Pool
• Hot Point Electric Kitchens
• Radiant Ceiling Heat
• Completely Soundproofed
• Nylon Carpets & Drapes

Manager FR 1-0391

DELUXE
Large 2 Br. \$110

• BUILTINS
• CARPETED
• DRAPES
• PATIO
• CARPORTS
• ADULTS ONLY

2467 Pennsylvania Ave. Lomita FR 5-6970 or DA 5-0543

2 BR. \$110

• GARAGE
• CARPETING
• DRAPES
• DISPOSAL
• FENCED YARD
• PATIO
• SHADE TREES

Available May 14 DA 6-7647

3 BR. \$100

Large fenced yard. Double garage. Carpeted living room.

2208 S. Berrendo Torrance TE 4-4605

2-Bdrm. Duplex \$65 - \$70
Kids, Pets Welcome

2400 Block on Lomita Blvd. Call 379-2372

★ DELUXE ★
\$74.50 — \$89.50
1 AND 2 BEDROOMS
FURNISHED — UNFURNISHED
SPACIOUS—LUXURY—PRESTIGE
Near College Schools
Shopping and Golf Course
ROYAL YUKON APTS.
16820 YUKON AVE.
(Between Crenshaw and Prairie)

New, Spacious 2-Bdrm., \$85
DISPOSAL
AUTOMATIC WASHER HOOKUP
CHILDREN WELCOME

1524 WEST 227TH ST. FA 9-3444

\$50—Unfurnished and Furnished
"NEAR NEW"
1-BEDRM. APTS.
"CHILDREN WELCOME"
316 W. Griffith
(2 blocks south of 190th and Figueroa, 2 blocks from Harbor Freeway.)

DA 3-7252

Apartment for Rent (Unfurnished) 119

NOW LEASING
Newly remodeled and re-decorated inside and out. Singles, 1 and 2 and 3 bedrooms. (3 bedrooms have 2 baths.)

\$45.00 and Up
Adjoining schools, shopping center, park and medical clinic. Laundry facilities, carports. Also furnished apartments available.

CHILDREN WELCOME
Sheridan Gardens
462 East 231st TE 4-7278
Weekdays 8:30 to 5
Sundays 12:00 to 4

1 BDRM. APT. \$68.50

NEWLY DECORATED
HARDWOOD FLOORS
VENETIAN BLINDS
LARGE GARAGE
1/2 Bath and Normandie FA 8-2312

Two-Bedroom \$85 Month
Newly decorated. Two children OK.

1528 W. 205th St. Torrance

1-Br. \$80

BRAND NEW
BUILT-INS
CARPETS
DRAPES
835 W. 165TH PL. DA 4-2074

✓2-BDRM. APT.

All large, spacious, sunny rooms, built-in stove & oven, w/w carpets & drapes, patio. \$100 a mo. See at 2501 & 2415 W. 182nd St. or call

DA 3-8902

LARGE 1 BR. DUPLEX \$60

• WALL TO WALL CARPETS
• LARGE FENCED YARD
• 1 OR 2 CHILDREN O.K.
TORRANCE TE 5-9723

\$70.00

1/2 DUPLEX
East Side
1643 W. 260th St. Harbor City DA 5-4818

SPACIOUS

MODERN 2-BDRM. — LAWN
MORE LIKE A HOME
NEAR EVERYTHING
NO PETS
609 AMAPOLA FA 0-0619

Torrance Press Classified DA 5-1515

Apartment for Rent (Unfurnished) 119

THE BRAND NEW TROPIC ISLE APARTMENTS

Wish to thank you for your tremendous response in attending our Grand Opening Sunday, May 6 which resulted in acquiring several new tenants. We believe that if you have not seen the new TROPIC ISLE, you should see it as soon as possible. We believe you will be ready to move right in.

These beautiful apartments feature Gold Medalion all-electric kitchens, Hotpoint Deluxe built-in appliances, electric ceiling heat, large heated swimming pool, quiet living in soundproofed comfort and many other deluxe features.

Furnished or Unfurnished. Singles, 1-Bedroom and 2-Bedrooms
From \$110 Furnished. See Today!

3344 Redondo Beach Blvd. Torrance
(Across from El Camino College and 18-Hole Golf Course)

MANAGER—APT. 1 DA 3-8028

Apartment for Rent (Furnished) 120

Apartment for Rent (Furnished) 120

Melody Manor \$100 and Up

New 1 Bdr. Apts.

★ Danish Contemporary
★ Garbage Disposals
★ Wall to Wall Carpets
★ Drapes
★ Gas Ranges
★ Recreation Area
★ Heated Pool
★ Carports
★ Storage Space
★ Laundry Room

14800 Chadron Ave.

1 Block West

Crenshaw and Compton Blvd. Gardena

OS 9-1356 Mgr. Apt. 19

Torrance Press Classified DA 5-1515

\$18.25 WEEK \$69.50 Month
1 Bedroom
Large Clean Rooms
2 Children Welcome
Near School and Bus
DA 4-2553

Apartment Headquarters .